

**Fire Risk Assessment**

**214 A-B Queensbridge Rd**

Version 4

15 August 2024



Next Assessment Due: 15 August 2024

Risk Score: Tolerable Risk

Assessor: Jacob Troth

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# Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Escape Routes & Fire Spread	Ease of Use	<p>The external escape staircase is in poor condition and should be repaired or replaced.</p> <p>Images are from route to 214A. Resident of 214B stated that the steps are no longer grippy and become slick and dangerous in the wet.</p>	Medium	Identified		

# Introduction

This report presents the findings of a fire risk assessment carried-out at the premises by QFSM Ltd. The scope, format and limitations of the fire risk assessment have been discussed and agreed with the client.

The scope of the assessment does not include individual dwellings. Notwithstanding any statement or recommendation made with respect to smoke/heat alarms within dwellings, it is always recommended as best practice to ensure that working smoke alarms are provided in all dwellings at least to a BS 5839-6 Category LD3 standard. These should ideally be Grade D alarms (mains powered with integral battery back-up), although Grade F alarms (battery powered only) are a reasonable short term measure.

The report includes an action plan which contains recommended tasks, each with a suggested due date. These due dates are only our suggestions, and may or may not be appropriate, depending on individual circumstances such as financial constraints and requirements of enforcing authorities.

The premises risk score was assessed at the time of the fire risk assessment, and a recommended review date has been provided. The actual level of risk may change over time, as a result of tasks being completed, or new risks arising. Regardless of the review date, the fire risk assessment should be reviewed regularly so as to keep it up to date and particularly if:

- there is reason to suspect that the fire risk assessment is no longer valid; or
- there has been a significant change in the matters to which the fire risk assessment relates.

If you have any queries please contact QFSM Ltd at [office@qfsm ltd.co.uk](mailto:office@qfsm ltd.co.uk).

## Executive Summary

There are no common areas affecting these two flats, with both flats having direct external access on the lower ground floors, therefore the Regulatory Reform (Fire Safety) Order 2005 does not apply. Other legislation such as the Housing Act 2004 will apply to flats internally and the The Housing Health and Safety Rating System (HHSRS) may apply within flats however the internal fire safety arrangements of any flat is outside of the scope of this fire risk assessment, although it was confirmed that a fire alarm is provided within the flats broadly commensurate with a BS5839-6 LD3 standard.

Despite the above, this risk assessment was requested by ISHA in order to ensure the external escape routes (although not common routes) from flats are adequate.

Version 4, 15/08/2024:

This new version was created on 15/08/2024 and is not a review of the fire risk assessment. This is purely an on-site audit carried out at the request of the client to ascertain the progress of any action carried out against previous tasks identified in previous versions of this fire risk assessment.

The external escape staircase is in poor condition and should be repaired or replaced. The stairs to of 214A were in poor condition with damage to the nosings. 214B stated that their stairs became slick and dangerous in the wet.

Giving consideration to the general fire safety arrangements within the building, and the tasks recommended as detailed within this report, it is assessed that this building presents a tolerable risk, given the number of outstanding tasks.

## Premises Details

Address line 1	214 A-B Queensbridge Rd
Town	London
Postcode	E8 3NB
FRA Type	Type 1 - Common parts only (non-destructive)
Description	<p>A Type 1 fire risk assessment has been conducted at this building. This means the inspection of the building has been non-destructive. As well as considering the arrangements for means of escape, the fire risk assessment has included, where possible, the examination of a sample of flat entrance doors. It has also considered, so far as reasonably practicable, the separating construction between the flats and the common parts without any intrusive examination of construction. This Type of fire risk assessment has not involved entry to flats beyond the area of the flat entrance door.</p>
Client	ISHA

## Building Information

Use	Purpose-built, self-contained flats
Number of floors - ground and above	1
Number of floors - below ground	0
Number of flats	2
Number of stair cores	0
Approach to flats	<ul style="list-style-type: none"><li>• Direct external access</li></ul>

Approximate period of construction

1980-1990

Is the top occupied storey over 18 metres above access level?

No

#### Construction details

Attention is drawn to the Ministry of Housing, Communities & Local Government Consolidated Advice Note for building owners of multi-storey, multi-occupied residential buildings, dated January 2020. The Advice Note recommends that building owners should consider the risk of external fire spread as part of the fire risk assessment for multi-occupied residential buildings. Consideration has been given to this matter within this fire risk assessment. The Advice Note further recommends the assessment of the fire risks of any external wall system, irrespective of the height of the building.



External walls - rear elevation



External walls - front elevation



External walls - front elevation

#### External wall details

Brick external walls with no external wall systems evident.

Are there any private balconies?

No

## People

Are there any people especially at risk from fire?

Not Known

# Fire Prevention

## Electrical

Are electrical installations and appliances free from any obvious defect?

Yes

Are fixed installations periodically inspected and tested?

Yes

Are portable electrical appliances used?

No

Comments

Documentation regarding the testing and maintenance of fixed electrical installations is held centrally by ISHA. The Neighbourhood Officer has confirmed these are all up to date.

## Gas

Are gas installations and appliances free from any obvious defect?

Yes

Is gas equipment protected/located so as not to be prone to accidental damage?

Yes

Comments

The gas meters are located in cupboards externally.

## Heating

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

## Cooking

Does cooking take place on the premises?

No

Comments

Cooking takes place within flats only.



## Arson

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Is security against arson reasonable?

Yes

Is there a reasonable absence of external fuels and ignition sources?

Yes

## Housekeeping

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Is accumulation of combustibles or waste avoided?

Yes

Are there appropriate storage facilities for combustible & hazardous materials?

Yes

## Building Works

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Are there any hot works being carried-out at this time?

Yes

Are the works subject to suitable control?

Yes

Are the premises free of any obvious signs of incorrect hot work procedures in the past?

Yes

Comments

There is a scaffold erected around the external faces of the building for painting and decorating work. No evidence of hot work taking place.

## Smoking

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Are there suitable arrangements taken to prevent fires caused by smoking?

N/A

## Dangerous Substances

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Are dangerous substances present, or liable to be present?

No

## Lightning

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Is a lightning protection system installed?

No

## Other Fire Hazards

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# Escape Routes & Fire Spread

## Ease of Use

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Are exits easily and immediately openable?

Yes

Do fire exits open in direction of escape where necessary?

N/A

Are escape routes unobstructed and safe to use?

Yes

Are there reasonable measures for the evacuation of disabled people?

Yes

Comments

Tenants are presumed to be a typical cross section of the public and could include visitors and contractors. It is assumed that all occupants and visitors are capable of using the means of escape unaided to reach a place of ultimate safety.

Step nosings are of a contrasting colour to assist identification.

## Dimensions

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Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

## Fire Doors

Doors which are expected to be fire resisting:

- None

Are fire doors to a suitable standard?

Yes

Is there suitable provision of self-closing devices?

N/A

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

N/A

Comments

There are no communal doors in these two flats, and neither flat entrance door would compromise escape from the other flat in the event of a fire.

## Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

Yes

Is there reasonable limitation of linings that might promote fire spread?

Yes

Glazing which is expected to be fire resisting, inc vision panels and fanlights:

- None

Is glazing reasonable and free from any obvious defects?

Yes

Comments

It was not possible to access the roof space within the scope of this FRA. It should be confirmed there is adequate fire separation between flats, and between flats and the common parts in this area.

## Dampers, Ducts & Chutes

Are there suitable measures to restrict fire spread via ducts and concealed spaces?

Yes

# Smoke Ventilation

Areas where smoke ventilation is expected:

- None

Is smoke ventilation reasonable and free from any obvious defects?

Yes

## Detection & Warning

Is an electrical fire alarm system expected?

No

Why not?

Purpose-built flats

Is a fire detection and/or alarm system provided?

No

## Control Equipment

Is the control equipment suitably located?

N/A

Is the control equipment free from any obvious fault or defect?

N/A

## Manual Fire Alarms

Are there sufficient means of manually raising an alarm?

N/A

Are manual callpoints appropriately located and free from obvious defect?

N/A

## Automatic Fire Detection

Is there sufficient provision of automatic fire detection?

N/A

Is the type of automatic fire detection suitable and free from obvious defect?

N/A

## Audibility

Are there adequate means of alerting all relevant persons?

N/A

# Firefighting

## Fire Extinguishers

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Are fire extinguishers expected?

No

Why not?

- Not practicable to train residents
- Fire unlikely in communal areas
- Vandalism concerns

Are fire extinguishers provided?

No

Is the provision of fire extinguishers reasonable?

Yes

## Fixed Systems

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Are any fixed systems provided?

No

Is provision of fixed systems reasonable?

Yes

## Fire Service Facilities

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Are any fire service facilities provided?

No

Is provision of fire service facilities reasonable?

Yes

# Lighting

## Normal Lighting

Is there adequate lighting of internal escape routes?

Yes

Is there adequate lighting of external escape routes?

N/A

Is there adequate lighting in risk critical areas?

N/A

## Emergency Lighting

Method of emergency lighting of internal escape routes:

- Not applicable

Is this provision reasonable?

Yes

Method of emergency lighting of external escape routes:

- Borrowed light

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

- Not applicable

Is this provision reasonable?

Yes

Comments

Although this inspection took place during daylight hours, given the provision of street lighting in the immediate vicinity and lighting provided by surrounding buildings, it is reasonable to assume there would be sufficient borrowed light to aid escape in these areas.

## Signs & Notices

### Escape Routes

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Is escape route signage necessary?

No

Why not?

- Simple escape routes
- Routes in ordinary use

Is escape route signage provided?

No

Is provision of escape route signage suitable?

Yes

### Fire Doors

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Is there signage suitable for self-closing fire doors?

N/A

Is there signage suitable for locked fire doors?

N/A

Is there signage suitable for automatic fire doors?

N/A

### Other Signs & Notices

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Is there suitable signage for fire service facilities?

N/A

Are fire action notices suitable?

N/A

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

N/A



# Fire Safety Management

## Procedures & Arrangements

Current evacuation policy

Other

Further details

There are no common escape routes and therefore should a fire occur in either flat then it would be expected for persons within that flat to evacuate, with the other flat not being effected nor escape route compromised.

Are fire action procedures suitable and appropriately documented?

Not Known

Are there suitable arrangements for calling the fire service?

N/A

Is there a suitable fire assembly point?

N/A

Are there suitable arrangements for the evacuation of disabled people?

N/A

Comments

These are general needs flats and as such no specific occupancy risk is identified. Tenants are presumed to be a typical cross section of public and could include visitors and contractors. It is assumed that all occupants and visitors are capable of using the means of escape unaided to reach a place of ultimate safety.

## Training & Drills

Are staff regularly on the premises?

No

Are employees from outside organisations given appropriate fire safety information?

Yes

## Testing & Maintenance

Was testing & maintenance information available?

No

Are fire extinguishers subject to suitable test & maintenance?

N/A

Comments

Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.

## Record Keeping

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Were fire safety records available?

No

Comments

Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.

# Tasks

## Task 1

Source Version	4
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	<p>The external escape staircase is in poor condition and should be repaired or replaced.</p> <p>Images are from route to 214A. Resident of 214B stated that the steps are no longer grippy and become slick and dangerous in the wet.</p>
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	13 February 2025

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# Risk Score

Risk Score	Tolerable Risk
Next Assessment Due	15 August 2024

Likelihood	Potential Consequence		
	Slight Harm	Moderate Harm	Extreme Harm
High	Moderate	Substantial	Intolerable
Medium	Tolerable	Moderate	Substantial
Low	Trivial	Tolerable	Moderate

## Likelihood

Low	Unusually low likelihood of fire as a result of negligible potential sources of ignition.
Medium	Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).
High	Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

## Consequence

Slight	Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).
Moderate	Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
Extreme	Significant potential for serious injury or death of one or more occupants.